

TARIFF NO. 010

8th REVISED PAGE 37 (2 pgs)

**SECTION NINE
RENTALS & LEASES**

EFFECTIVE: OCTOBER 1, 2013

FMC SUBRULE: 34-E02-E05

FOR EXPLANATION OF SYMBOLS, SEE PAGE 0-A (AFTER TITLE PAGE)

<p>Open ground storage area rented monthly or annually for Port related use on a non-exclusive basis will be leased at the rates listed below.</p> <p>Open Ground Non-Waterfront.....\$ 4.80 per sq. ft./per year (non-containerized) Open Ground Waterfront.....\$ 6.40 per sq. ft./per year (non-containerized) Fisher Island.....\$ 6.40 per sq. ft./per year Open Ground Retail Space.....\$15.00 per sq. ft./per year</p> <p>(Rate discount not applicable to this category.)</p> <p>For not-for-profit/government entities or other entities that provide support functions or services deemed beneficial to Port operations, as determined by the Port Director, the Port Director may reduce lease rates by no more than 25% of the applicable open ground rate.</p> <p>Such leases whether five year, annual or month-to-month do not provide for electricity, water, sewer, landscaping, maintenance, housekeeping, fencing, paving or asphalt repairs.</p>	<p>OPEN GROUND LEASES</p>	<p><u>ITEM</u></p> <p>604</p>
<p>All fencing inside transit sheds warehouses and passenger terminals must be authorized by the Port Director. All original fencing or subsequent modifications will be installed at the expense of the applicable Port user. After installation, the fencing becomes the property of the Seaport Department of Miami-Dade County (Port of Miami-Dade).</p>	<p>INSIDE</p>	<p>605</p>
<p>Port tenants not directly involved in the transportation of passengers or cargo from Port of Miami-Dade facilities may be assessed an additional rental charge based on a percentage of their annual gross revenue, as determined by the Port Director, in addition to the charges in Item 602 or 604 above. Such charge shall not exceed 40% of the affected tenant's annual gross revenue. Annual gross revenue shall include all revenue derived from the sale of merchandise or services at the leased premises, exclusive of any Florida State Sales Tax collected from customers.</p>	<p>OTHER</p>	<p>606</p>

ISSUED BY

MIAMI-DADE COUNTY SEAPORT DEPARTMENT

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Lease documents not returned within the time-frame requested by the Port in writing will be subject to a late fee of \$500.00 or one month's rent, whichever is greater (i.e. lease agreement, affidavit, payment guarantee, insurance certificates, etc.). If documents are not returned within 30 days of non-compliance, lease agreement will be terminated.	LEASE DOCUMENTS LATE FEE	607
In addition to the Certificate of Use and Occupancy required prior to commencement of operations, the Lessee, at its sole cost and expense, shall be liable and responsible for obtaining, paying and maintaining a current Fire/Life Safety Operating Permit in compliance with Miami-Dade County Code, Article III, Section 14-53.	LEASE PERMITS AND LICENSES (I)	608
The Lessee shall be solely responsible for all costs and expenses which arise out of environmental contamination for which County may be held liable caused by the Lessee, the Lessee's agents, employees, contractors, or invitees during any prior or current tenancy or occupancy of the Premises or any portion thereof	LEASE ENVIRONMENTAL PROTECTION AND INDEMNITIES (I)	609

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